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Clatsop County Board of Commissioners
c/o Gail Henrikson, Director
Clatsop County Community Development
ghenrikson@co.clatsop.or.us

Re: Short-term rental ordinance revisions

I am a long-time resident of Arch Cape, having graduated from Seaside High in 1972 and growing up in Arch Cape before anyone in the area had ever heard of a short-term rental. By far, the biggest change in the character of Arch Cape has been homes turned into short term rentals.

I see few positive changes for the full-time residents of Arch Cape that will come about because of the proposed changes in the way short-term rentals are regulated.

The big issue for full-time residents is: Do we live in a single-family residential area or are we living in a commercial area with the noise and traffic that accompany a business district?

A single-family home is two adults, two children, and one or two cars. The numbers might vary slightly, but not by a lot. People know their neighbors. Having 14 people vacationing in a house is nothing like having a single family living in that same house. Putting 14 people in a house is a business.

Eliminating short-term rentals would solve all the problems that have been raised regarding them. Reducing the maximum occupancy would lessen the cars and noise. Increasing the maximum stay or reducing the number of rentals in a month would reduce the time a dwelling is occupied but as has been noted this is difficult to enforce.

Enacting a moratorium on short-term rentals seems unfair to those that might wish to operate one but were not early to apply. A fairer approach, if limiting the number is desired, is a lottery system in which permits are issued for a fixed time. This could lessen the incentive to purchase a home solely to generate income as a short-term rental. Attempting to limit the number is problematic due to the high concentration near the oceanfront, at least in Arch Cape. Simply looking at the number of short-term rentals as a proportion of the number of homes does not give an accurate view of the density in some areas.

Regards,
Dale Mosby